

THE HOUSING AUTHORITY  
OF THE CITY OF  
WOONSOCKET, RHODE ISLAND

1. Call to order: 4:30 p.m. Special Meeting of February 11, 2016 at the Woonsocket Housing Authority, 679 Social Street, Woonsocket, RI 02895

Pledge of Allegiance

Roll Call:

David Lahousse, Chairman  
Bernadette Rochefort, Vice Chairwoman  
Sally Anthony  
Pauline Clancy  
Marc Dubois

Christine O'Connor, Acting Executive Director  
Robert Moreau, Director of Security and Facilities  
Attorney Joseph Rodio, Jr.  
Charles Baldelli - absent  
Roger Bouchard - absent

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2. The Chairman asked for a motion to enter into Executive Session pursuant to R.I. Gen. Laws § 42-46-5(a)(1), Personnel - the Woonsocket Housing Authority intends to discuss the contract and job performance of Executive Director Patrick Morganelli. On a motion by Commissioner Dubois and seconded by Vice Chairwoman Rochefort, the Board unanimously voted (5-0) to accept.

Chairman Lahousse asked for a motion to seal the minutes in accordance with R.I. Gen. Laws §§42-46-4 and 42-46-5. A motion was made by Commissioner Dubois and seconded by Commissioner Anthony.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairman Lahousse  
Vice Chairwoman Rochefort  
Commissioner Anthony  
Commissioner Clancy  
Commissioner Dubois

Pursuant to R.I. Gen. Laws §§42-46-4 & 42-46-5, two votes were taken in Executive Session, both were voted 5-0.

3. Good and Welfare for the Commissioners

Commissioner Clancy addressed the problem of where to put the snow that residents at Kennedy Manor clean off their vehicles in a storm. If it is thrown in the driveway, the plow must return. If the plow does not return, the result is frozen ruts. Director Moreau noted that there is no alternative other than the walkway, and that is not a good option. Commissioner Clancy also addressed residents smoking outside the building. As there will be a change in management at the high-rises soon, that issue will be addressed.

Chairman Lahousse mentioned the NAHRO Conference in April and he encouraged Commissioners to attend this or other trainings and conferences. Attorney Rodio noted that the continuing education is great for the fiduciary duties that the Commissioners hold.

4. The Chairman asked for a motion to accept the minutes of the regular meeting of January 21, 2016, and the Executive Session of January 21, 2016. A motion was made by Commissioner Dubois and seconded by Vice Chairwoman Rochefort. The Board unanimously voted (5-0) to accept.
5. On motion by Commissioner Dubois and seconded by Vice Chairwoman Rochefort, the Board unanimously voted (5-0) to accept bills paid for the month of January 2016.
6. Communications and Interest of the Authority - none.
7. The Chairman asked for a motion to approve and place on file for the purposes of discussion, the report of the Secretary. On a motion by Vice Chairwoman Rochefort and seconded by Commissioner Anthony, the Board unanimously voted (5-0) to accept.

Acting Director O'Connor submitted her report as written updating the Board on the potential fraud situation in the Section 8 department. After lengthy review by the attorney it proved to be one isolated case that has since been rectified, and not a wide-spread issue as was suspected. There was also not sufficient evidence to take action against the landlord, but the Section 8 Coordinator will be meeting with him to discuss the issue. The Acting Director noted that the Kennedy Manor easement agreements have been signed and returned to the City; a committee will be formed to review and revise the Resident Handbook; a meeting will be held on February 16 with United Methodist Elder Care to discuss a billing matter and the renewal of the contract; five Finance Director interviews are scheduled for February 15. The Acting Director raised the matter of forming a Strategic Planning Committee; the WHA will also be issuing an RFP for a Strategic Planner to help the WHA decide the best way to allocate its time and resources to best serve the mission of the WHA. The Board agreed the RFP is necessary and

the Chairman asked for Commissioners to think about joining the Planning Committee. Attorney Rodio spoke to meeting requirements once that committee is formed.

The Board unanimously voted (5-0) to accept the report.

8. The Chairman asked for a motion to approve and place on file for the purposes of discussion, the reports of the Direct Staff, legal and financial. On a motion by Commissioner Dubois and seconded by Commissioner Clancy, the Board unanimously voted (5-0) to accept.

Director Moreau submitted his report as written; he asked the Board to realize that the snapshot report that he submits is merely highlights of his month's work. The Chairman asked about the hot water situation at Kennedy Manor. The Director responded that the matter is ongoing, not yet resolved. The Chairman also asked about the Parkview Manor porch deck project; the Director noted that the project was put on hold due to the winter weather. The Director responded to the Chairman's inquiry regarding bedbugs noting that next week the canine unit will be on site to check the most severely infested unit that was treated as well as surrounding apartments. Director Moreau also noted, regrettably, that this problem exists at every housing authority in the country, but he is committed to continuing to research innovative ways to remedy the situation. Director Moreau discussed the findings of the two recent REAC inspections, St. Germain Manor which last inspection score was in the 90s, this year scored a 65, mostly due to pull-cords being tied up, not due to the actual condition of the building; and Morin Heights which scored a 75, where the REAC review was performed by a different inspector. There was some discussion about low scores, funding consequences, and appealing a low score.

The Board unanimously voted (5-0) to accept the report.

9. Report of Committees – none
10. Unfinished Business - none
11. New Business - none
12. Adjournment

Chairman Lahousse asked for a motion to adjourn. A motion was made by Commissioner Dubois and seconded by Commissioner Anthony at 5:43 p.m.

Roll call vote was unanimous.

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David Lahousse  
Chairman